085.A	0002	0137.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	638,500 / 638,500
					USE VALUE:	638,500 / 638,500
					ASSESSED:	638,500 / 638,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	DRAMSTAD ERIC
Owner 2:	DRAMSTAD EMILY SANDERS
Owner 3:	
Street 1:	137 WESTMINSTER AVE
Street 2:	UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHIU YUNG-NUNG -
Owner 2:	LIAO I-CHING -
Street 1:	1307 SHADOW LN
Twn/City:	FULLERTON
St/Prov:	CA Cntry
Postal:	92831

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Wood Shingle Exterior and 1573 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	638,500			638,500
Total Card	0.000	638,500			638,500
Total Parcel	0.000	638,500			638,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.91 /Parcel: 405.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.A-0002-0137.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	638,500	0	.		638,500		Year end	12/23/2021
2021	102	FV	619,900	0	.		619,900		Year End Roll	12/10/2020
2020	102	FV	610,600	0	.		610,600	610,600	Year End Roll	12/18/2019
2019	102	FV	558,800	0	.		558,800	558,800	Year End Roll	1/3/2019
2018	102	FV	494,400	0	.		494,400	494,400	Year End Roll	12/20/2017
2017	102	FV	450,900	0	.		450,900	450,900	Year End Roll	1/3/2017
2016	102	FV	450,900	0	.		450,900	450,900	Year End	1/4/2016
2015	102	FV	416,800	0	.		416,800	416,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIU YUNG-NUNG,	78554-262	2	8/26/2021		675,000	No	No		
WILLCOX SCOTT&	71187-593	2	6/21/2018		639,000	No	No		
WILLCOX SCOTT	53573-76		9/23/2009	Family	10	No	No		
MARZYNSKI B. MA	45222-94		5/20/2005		469,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
10/21/2019	Mail Update	MM	Mary M
8/20/2018	Measured	DGM	D Mann
3/27/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7757													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	20:25:53

LAST REV

Date	Time
09/28/21	15:09:06
jorourke	

User Acct 272016
GIS Ref
GIS Ref
Insp Date 08/20/18
!15247!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	53373
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	54.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.31751430
Const Adj.:	0.99989998
Adj $ / SQ:	401.802
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	784337
Depreciation:	145887
Depreciated Total:	638451

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	441.98
Special Features:	0	Val/Su Net:	405.91
Final Total:	638500	Val/Su SzAd	405.91

SKETCH

UnSketched SubAreas:
GLA: 1573,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,573	401.800	632,034

Net Sketched Area:	1,573		Total:	632,034	
Size Ad	1573	Gross Area	1573	FinArea	1573

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.A-0002-0137.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	